Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Grandview Road, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,100,000 & $2,300,000

Median sale price

Median price $3,237,500 Property Type House Suburb Brighton

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	78 Halifax St BRIGHTON 3186	$2,300,000	31/07/2026
2	8 Dunoon Ct BRIGHTON EAST 3187	$2,100,000	01/04/2026
3	29 Marriage Rd BRIGHTON EAST 3187	$2,160,000	28/02/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/08/2026 12:23

16 Grandview Road, Brighton Vic 3186

JellisCraig

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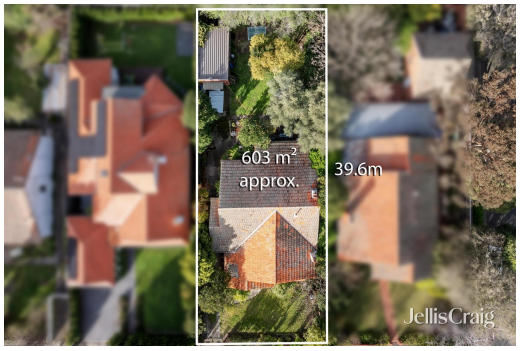

2 1 1

Property Type: House

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2026: $3,237,500

Comparable Properties



78 Halifax St BRIGHTON 3186 (REI)

3 3 2

Price: $2,300,000
Method: Private Sale
Date: 31/07/2026
Property Type: House (Res)

Agent Comments



8 Dunoon Ct BRIGHTON EAST 3187 (REI/VG)

3 2 4

Price: $2,100,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments



29 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

3 2 2

Price: $2,160,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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